

APPENDIX 2A.

**SUMMARY OF LOCAL ENVIRONMENTAL PLAN
ZONING DESCRIPTIONS**

APPENDIX 2

LOCAL ENVIRONMENTAL PLANNING – DESCRIPTION OF ZONES

Local Government Zoning

Classification of zones is very similar for both Wellington and Cabonne Shires, with many zones being the virtually identical. The main difference between the Shires is that the Wellington LEP divides some large categories into smaller subsections. The zones that occur in the Little River area are described below.

Zone 1(a) - General Rural

The objectives of this zone is to promote the proper management and utilization of resources by

- Protecting, enhancing and conserving agricultural land, soil stability, forests, deposits of minerals etc, vegetation, water resources, areas of significance and places of significance.
- Preventing the unjustified development of prime agricultural land for anything other than agriculture.
- Ensure land potentially used for intensive agriculture is capable.
- Facilitating farm adjustments.
- Minimizing the cost to the community of isolated rural land and of providing public amenities and services.
- Providing land for future urban development, rural residential development and non-agricultural purposes.
- Providing a range of rural living styles in appropriate locations.
- Encouraging the establishment of rural and related industries within the area.

Agriculture and forestry may occur without development consent and dwellings may only be built with development consent.

Wellington, Dubbo and Cabonne councils all have this classification.

Zone 1 (a1) - Intensive Agriculture

The objectives of the intensive agriculture zone are

- To conserve prime crop and pasture land for a range of intensive agricultural pursuits.
- To ensure that the development of the land that is liable to flooding is carried out in a manner appropriate to the flood hazard.
- To accommodate complimentary development on that land within the zone that is not subject to flooding and not agriculturally productive.
- To encourage the development of intensive commercial agriculture enterprises that meet sustainable natural resource management principles.
- To prevent the use of land with high agricultural productivity potential for inappropriate development.
- To ensure that holdings used for the purpose of intensive agriculture are of a suitable size for that use.

Developments that do not require development consent include agriculture, intensive agriculture, bushfire hazard reduction and environmental conservation. Prohibited developments include stock and saleyards, transport terminals, sawmills, kennels, industries, places of worship/assembly, and waste disposal facilities.

Cabonne Shire does not have this separate classification.

Zone 1(c) - Small Rural Holdings

The objective of this zone is to promote rural residential or hobby farm development. Agricultural activities may occur without consent; however all other activities require development consent.

Zone 1(f) - Forestry

The objectives of this zone are

- To protect existing forestry from uses with adverse effects on maintaining a sustainable forest industry.
- To encourage the development of a sustainable forest industry in the area.
- To ensure development proposals are based on natural resource management principles.
- To identify land managed by the Forestry Commission.

The land may only be developed without consent for uses under the Forestry Act 1916, for bushfire hazard reduction and environmental conservation. Development of recreation areas requires development consent.

Zone 2(v) - Village or Urban

The objectives of this zone are

- To promote development of existing towns and villages in a manner which is compatible with their urban function.
- To enable future developments appropriate to their function and character.
- To ensure development proposals are based upon sustainable natural resource management principles

The only developments that can be carried out without consent are removal of bushfire hazards and environmental conservation. All other developments that are not prohibited, require development consent. Developments that are prohibited include extractive industries, intensive livestock keeping, hazardous industries, animal establishments, aerodromes and stock and saleyards.

Zone 8 - National Parks and Nature Reserve Zone

The objectives of this zone are

- To identify land included under the National Parks and Wildlife Act 1974.
- To allow for management and appropriate use of the land under the Act.

Only developments authorized by the Act may be carried out on the land without development consent. All other development is prohibited.